



AGENDA
THE FAIRMONT BOARD OF ZONING APPEALS
December 1, 2016
PUBLIC SAFETY BUILDING
7:00 P.M.

I. MEETING CALLED TO ORDER

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES
November 3, 2016

IV. PUBLIC HEARINGS FOR December 1, 2016

1. Mud Mason, LLC is requesting a conditional permit pursuant to use Fairmont City Code 3.1.5.D to provide for an existing building to be reused for automobile repair, sales and service (Car Wash). The property is located at 1224 Country Club Road in a Main Corridor Commercial zoning district. The property consists of Marion County Tax Parcel 03-10-1.
2. Tahoe Management Five, LLC is requesting a variance from Fairmont City Code 4.11.1 regarding the hours of operation for a convenience store/ automobile fueling station which currently are limited to 6am to 11pm. The applicant wishes to expand the hours of operation from 6am to 12am on Sunday, 5am to 12am Monday through Wednesday, 5am to 2am Thursday and Friday and from 6am to 2am on Saturday. The property is located at 301 Locust Avenue in a Main Corridor Commercial zoning district. The property consists of Marion County Tax Map 27, Parcels 49 and 50.
3. Doughnut Joe's LLC. is requesting a variance from Fairmont City Code 4.31 which states that the permitted hours of operation for a restaurant is from 6am to 1am. The applicant wishes to expand their hours of operation to 24 hours a day, 7 days a week. The property is located at 1005 Fairmont Avenue in a Main Corridor Commercial zoning district. The property consists of Marion County Tax Map 15, part of parcel 7, part of parcel 8, and parcel 9.

V. DISPOSITION OF PAST CASES – Item Tabled at the November 3, 2016 Meeting

1. Joe Pitrolo is requesting a variance from the Fairmont City Code Section 4.25.3.B (Multi-Family Residences; Townhouses; Duplexes) to permit an existing building to transform into a duplex with the parking located in the front yard of the building instead of in the side or rear yard; and from Section 4.9.4 (Minimum Lot Area for Multiple Family Residences) which requires the minimum lot size for a two-family dwelling to include 7,000 square feet while the current parcel is 5,357 square feet. The subject property is located at 1536 Pennsylvania Avenue and is located in a Neighborhood Residential Zoning District. The property consists of Marion County Tax Parcel 03-43-81.

VI. OTHER BUSINESS
None

VII. ADJOURNMENT